

**ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING  
MAY 20, 2014 - MINUTES**

The meeting of the Andover Economic Development Authority was called to order by President Mike Gamache, May 20, 2014, 6:30 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present:	Commissioners Mike Knight, Tony Howard, Julie Trude, Timothy Cleven and Joyce Twistol
Absent:	Sheri Bukkila
Also present:	Executive Director, Jim Dickinson Community Development Director, Dave Carlberg

***SWEAR IN COMMISSIONER TWISTOL***

President Gamache administered the Oath of Office to Commissioner Twistol.

***APPROVAL OF MINUTES***

*May 6, 2014, Regular Meeting: Correct as presented.*

***Motion*** by Trude, seconded by Knight to approve the May 6, 2014 minutes as presented. Motion carried 5 ayes, 1 abstain (Twistol).

***PUBLIC HEARING – ANDOVER STATION NORTH 2<sup>ND</sup> ADDITION LAND SALE***

Mr. Carlberg reviewed the staff report with the Commission. Mr. Carlberg indicated the resolution to approve the land sale needs to be amended to correct the lot and block reference. He noted the advertisement for the public hearing did have the correct lot and block reference.

Mr. Marshall Weems was at the meeting.

***Motion*** by Trude, seconded by Knight, to open the public hearing at 6:33 p.m. Motion carried unanimously.

No one wished to address the Commission.

***Motion*** by Twistol, seconded by Howard, to close the public hearing at 6:34 p.m. Motion carried unanimously.

Commissioner Twistol thought this was a great opportunity for the EDA. Commissioner Trude stated if the developer decides to assign the purchase agreement the EDA should have the right to review the assignment, particularly if a change of use is proposed.

**Motion** by Trude, seconded by Howard, to approve the land sale resolution with lot and block amendments as recommended by City staff. Motion carried unanimously. (See EDA Resolution R001-14)

### ***APPROVE PURCHASE AGREEMENT – MISSION DEVELOPMENT***

Mr. Carlberg reviewed the staff report with the Commission.

Commissioner Trude asked if the drive isle between the proposed building and Blue Fin will stay so they can get to the back of the buildings. Mr. Carlberg stated there will be parking in the front with a drive aisle going behind it. It will either go through or all the way around to the back of the building.

Mr. Carlberg stated the second component that they included in the purchase agreement was there is potential for the Great River Energy site to develop so they want to make sure the same cross access agreement is in place prior to the September 24, 2014 closing date.

Mr. Dickinson stated he has already discussed the possibility of development and access with Great River Energy so this will not be a surprise to them. Mr. Carlberg did not think there would be a problem with a cross access agreement because it would benefit both properties.

President Gamache wondered if they should purchase the Great River property so it will be marketed the same as the rest of the area. Mr. Dickinson stated they will work the cross access easement out and the EDA could facilitate a development proposal, but the EDA would not need to purchase the property to do so. President Gamache stated he wants to make sure they have the same design guidelines as to what has already been done in Andover Station North.

Commissioner Knight stated they need to make sure there is enough parking throughout the entire area. Mr. Carlberg stated staff would make sure that each user has sufficient parking for their use.

Commissioner Trude stated the point she wanted to stress is there is an assignment clause that does require the EDA's approval if the purchase agreement is assigned to someone else. She does not know who the apparent subsidiaries or affiliates are or if they would create them. Mr. Weems indicated they were buying the property as Mission Development LLC and by September they will create another LLC for the construction and owning it.

Commissioner Trude wondered if something could be incorporated in the first page or where they have the promises. She thought they should add another sentence that if plans were to

change, approval would be required by the Executive Director of the EDA or the assignments would need to be reviewed by the Executive Director of the EDA.

**Motion** by Trude, Seconded by Knight, the EDA authorizes the signatures on the purchase agreement with language added that requires that any assignment would require approval by the Executive Director of the EDA. Said changes are to be made by the City Attorney to the purchase agreement. Motion carried unanimously.

#### ***ANDOVER STATION NORTH UPDATE***

Mr. Carlberg updated the Commission on Andover Station North – Measurement Specialties.

Mr. Dickinson updated the Commission on the four plex site along with the small outlot adjacent along 139<sup>th</sup> Avenue in the Parkside at Andover Station Development. There is a proposed purchase from Povlitzki Properties LLP for the development of single family homes.

President Gamache thought it would be nice on the west side of the Povlitzki property to keep a buffer of trees so when the new development butts up to the old development there is a buffer of woods.

#### ***REDEVELOPMENT DISCUSSION UPDATE***

There was no update.

#### ***OTHER BUSINESS***

There was none.

#### ***ADJOURNMENT***

**Motion** by Commissioner Knight, Seconded by Commissioner Howard, to adjourn. Motion carried unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Sue Osbeck, Recording Secretary